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01-08-96 cw

Sidney Vanderburg A. K .A.

H.S. Vanderburg

017-1-00-W

BOOK

296 PAGE 102

JAN 22 1996

STATE MS.-DESOTO CO.
FILED

Do not record above this line

FEB 13 3 58 PM '96

WARRANTY DEED

BK 296 PG 102
W.E. DAVIS CH. CLK.

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of

Two Hundred Fifty Thousand ^{00/100}
/100 Dollars (\$250,000)

the receipt and sufficiency of which is hereby acknowledged, I/or we,
the undersigned, hereby grant, bargain, sell, convey and warrant unto
the Mississippi Transportation Commission the following described
land:

TOWNSHIP 1 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI

Section 28: Part of Lots 1 and 2, Block 3, Original Town
of Olive Branch Plat, City of Olive Branch

Begin at the point of intersection of the present
Southwesterly right-of-way line of Burlington Northern
Railroad with the Easterly line of grantors property as
shown on the plats for State Project No. 97-0021-01-014-10;
from said point of beginning run thence South 66° 53' West
along said Easterly property line, a distance of 40.930
meters (134.28 feet) to the present Northeasterly right-of-
way line of Old U.S. Highway No. 78; thence run North 51°
13' West along the present Northeasterly right-of-way line
of said highway, a distance of 64.607 meters (211.97 feet)
to the proposed Westerly right-of-way line of a local road
(known as Germantown Road); thence run North 00° 57' East
along the proposed Westerly right-of-way line of said local
road, a distance of 59.568 meters (195.43 feet) to the
present Southwesterly right-of-way line of said railroad;
thence run South 46° 02' East along the present
Southwesterly right-of-way line of said railroad, a
distance of 120.915 meters (396.70 feet) to the point of
beginning and containing 40,894.58 square feet, 0.380
hectares (0.94 acres), more or less.

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All of the above parcel being situated in and a part of the Northeast 1/4 of the Southeast 1/4 of Section 28, part of Lots 1 and 2, Block 3, original Town of Olive Branch plat, City of Olive Branch.

It is the intention of this instrument to convey all of that certain parcel of land as recorded in Deed Book 116, at Page 235, and in Deed Book 175, at Page 706, and in the Chancery Clerk's Office of DeSoto County, Mississippi.

*EDS
H.V.*
This Conveyance includes all buildings and other improvements located on the lands hereby conveyed and the Grantor agrees to surrender full possession of all of said property ON or before 4-18-96.

The grantor herein further warrants that the above described property is no part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

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It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness my signature on the 18th Day of January, A.D., 1996.

[Signature], witness

H. S. Vanderburg aka
Sidney Vanderburg

Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-7559
Account No. 97-0021-01-014-10

Grantor Address:
6663 Shady Grove Cove
Olive Branch, Ms. 38654
Phone Number (601) 895-5584
Business Number (601) 895-3818

In the case of proof of execution of the instrument made by a
subscribing witness:

STATE OF MISSISSIPPI

County of De Soto

Personally appeared before me, the undersigned authority, B. B. Sanders, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, depose and saith that he saw the within named H.S. Vanderburg AKA. Sidney Vanderburg, whose name is subscribed hereto, sign and deliver the same to the said Mississippi Transportation Commission, a body corporate by statute, that he, this affiant, subscribed his name as witness thereto in the presence of the said H.S. Vanderburg A.K.A. Sidney Vanderburg on the day and year therein mentioned.

B. B. Sanders
Affiant

Sworn to and subscribed before me this the 18th day of January, A.D., 1996

[Signature]
Title

(PLACE SEAL HERE)

My commission expires 5-19-97